



BEFORE THE NOTARY PUBLIC
GOVT. OF WEST BENGAL

শিক্ষিত নোটারী পাবলিক
পশ্চিম বঙ্গাল

WEST BENGAL FORM 'B'

[See rule 3(4)]



DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sukdeb Saha promoter of the proposed project / duly authorized by the promoter of the proposed project, vide its/his/their authorization dated _____ ;

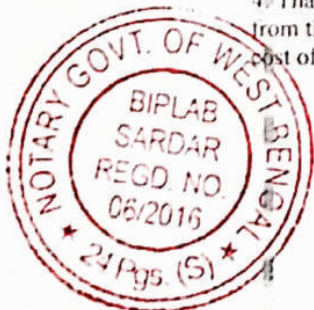
1. Mr. Sukdeb Saha promoter of the proposed project / duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have / has a legal title to the land on which the development of the project is proposed
OR
_____ have/has a legal title to the land on which the development of the proposed project is to be carried out
AND
a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. That the said land is free from all encumbrances.
OR
That details of encumbrances _____ including details of any rights, title, interest or name of any party in or over such land, along with details:

3. That the time period within which the project shall be completed by me/promoter is 31/03/2025 .

4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.





5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have / has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

SKYRISE CONSTRUCTION
Suleeb Saha Deponent
 Proprietor

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Kolkata on this 9th day of September, 2024.

SKYRISE CONSTRUCTION
Suleeb Saha
 Proprietor
 Deponent



Solemnly Affirmed & Declarad
 before me on Identification

[Signature]
 BIPLAB SARDAR,
 NOTARY
 Regd. No 06/2016
 Govt. Of W. Bengal

IDENTIFIED BY ME
[Signature]
 Advocate

ARIJIT PATRA
 Advocate
 F. No.- 1569 / 2009
 Criminal And Judge's Court
 Allpore, Koi-700 027

09 SEP 2024



BEFORE THE NOTARY PUBLIC
GOVT. OF WEST BENGAL

পশ্চিমবঙ্গ সরকার WEST BENGAL

AFFIDAVIT-CUM-DECLARATION



34AA 236385

I, Mr. Sukdeb Saha of M/S SKYRISE CONSTRUCTION, the developer of the Proposed project a Proprietorship Firm having principal place of business at 130E Raja Subodh Chandra Mullick Road, Kolkata-700047 do hereby solemnly declare, undertake and state as under:

- I. That our project "SUKRITI APARTMENT", is situated at Mouza- Kamdahari, Dag No.- 410, Khatial No.-450, J.L. No.-49, Under K. M. C. Primises No.- 89, Vivek Park, Ward No.- 111, BR.-XI, Kolkata- 700084
- II. That the developer will abide by the provisions contained in Section 17 of Real Estate (Regulation & Development)-Act, 2016 read with clause (n) of Section 2 relating to 'Common Area'. In case any contradiction arises in the future the deponent will be responsible for it.

SKYRISE CONSTRUCTION - Deponent
Sukdeb Saha
Proprietor

VERIFICATION

The contents of my above affidavit cum declaration are true and correct and nothing material has been concealed by me therefrom.

SKYRISE CONSTRUCTION
Sukdeb Saha

Proprietor

Solemnly Affirmed & Declared
before me on Identification

[Signature]
BIPLAB SARDAR,
NOTARY
Regd. No 06/2016
Govt. Of W. Bengal

IDENTIFIED BY ME

ARIJIT PATRA
Advocate
[Signature]
F. No - 1569 / 2009
Criminal And Judge's Court
Alipore, Kol-700 027

09 SEP 2024



পশ্চিমবঙ্গ সরকার
BEFORE THE NOTARY PUBLIC
GOVT. OF WEST BENGAL
কলকাতা WEST BENGAL
34AA 236386
TO WHOMSOEVER IT MAY CONCERN

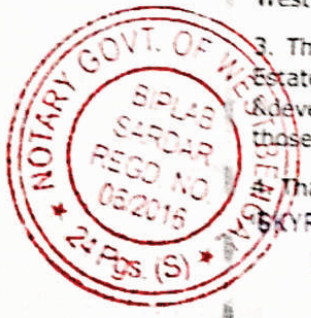
I, Mr. Sukdeb Saha Proprietor of M/S SKYRISE CONSTRUCTION, the developer of the Proposed project, a Proprietorship Firm having principal place of business at 130E Raja Subodh Chandra Mullick Road, Kolkata-700047 do hereby solemnly declare, undertake and state as under:

1. That the agreement for sale/Builder buyer agreement of our project "SUKRITI APARTMENT" is in accordance to Annexure A of the West Bengal Real Estate (Regulation & Development) Rules, 2021
2. That none of terms and conditions of the Agreement to sale presented by us Violate the provisions of the Real Estate (Regulation & Development) Act, 2016 & West Bengal Real Estate (Regulation & Development) Rules, 2021.
3. That if any provision in Agreement For sale is in contravention with the Real Estate (Regulation & Development) Act, 2016 & West Bengal Real Estate (Regulation & Development) Rules, 2021 in that case provisions of Act & Rules shall prevail in those cases.

That if any contradiction arises in the future the deponent will be Responsible for

SKYRISE CONSTRUCTION
Sukdeb Saha
Proprietor

SRI. SUKDEB SAHA
Proprietor
SKYRISE CONSTRUCTION



Signature (S) Attested
On Identification

BIPLAB SARDAR, NOTARY
Regd. No.- 06/2016
Govt. of W. Bengal

IDENTIFIED BY ME
A. Patra
Advocate

ARIJIT PATRA
Advocate
F. No.- 1569 / 2009
Criminal And Judge's Court
Alipore, Kol-700 027

09 SEP 2024